



For Office Use Only

Pre-consultation date: _____
Date Application Received: April 29, 2026 File Number: MV-01-2026
Fee Received: _____ Date Application Deemed Complete: _____
Legal Deposit: No Yes:(\$) _____

Minor Variance or Change in Use Application Form
Pursuant to Section 45 of the Planning Act, R.S.O. 1990, c. P.13, as amended

Applicant Checklist

Please check to ensure the following is provided:

- Five (5) paper copies of completed application and one (1) electronic copy
- Completed Authorization Form (if applicable)
- Plans with relevant information
- Application Fee (\$850.00)
- Legal Deposit (if applicable)
- Deed/transfer
- Survey (most up to date)
- Pre-Consultation Form
- Required Studies (if applicable)

Owner/Applicant Information

Name of Property Owner(s): John Hinton
Telephone: (Home) 613-229-2291 Cell: _____ Work: _____
Mailing Address: 8 R8, Lombardy, Ontario, K0G 1L0
Email Address: jbhinton@icloud.com

Name of Applicant/Agent: Rob Raminsh

(If Applicant/Agent is different than Property Owner, the Owner's Authorization is required (see p. 8).
The Applicant/Agent will receive all communications relating to this application.)

Telephone: (Home) 613-913-8322 Cell: _____ Work: 613-913-8322

Mailing Address: 142 Ebert Road, Perth, Ontario, K7H 3C3

Email Address: rob@valleydad.ca

Municipal Freedom of Information and Protection of Privacy Act
Personal Information on this form is collected under authority of The Planning Act and will be used to process this application.

Property Description/Location and Information

1. Legal Description of Property

Civic Address: 50 North Street, Perth, Ontario, K7H 2S9 *as known as 41 Foster Street*

Reference/Registered Plan Number: _____

Part/Lot/Block Number: _____

Concession Number: 1 Lot Number: 2

Assessment Roll Number: 09210300650450000000

2. Dimensions of Property: (metric)

Frontage: 34.8 m Depth: 44.9 m Area: 1390.5 sqm

3. Easement or Restrictive Covenants: Yes No

(If yes, describe): _____

4. Are there are of the following uses or features on the subject lands or within 500 meters of the subject property?

(Please check all following uses and features that apply and indicate whether they apply to the subject property or to a property within 500 meters. If within 500 meters of subject land, please give approximate distance.)

Bulk Fuel Storage Facility: N/A

Landfill Site (Active or Closed): N/A

Sewage Treatment Plant/Lagoon: N/A

Industrial Use Designated for Aggregate Extraction: N/A
Active Railway Line: N/A
Flood Plain or Other Natural Hazard: N/A
Natural Gas or Oil Pipeline: N/A
Contaminated Site: N/A
Provincially Significant Wetland: N/A
Area of Natural and Scientific Interest (ANSI): N/A
Fish/Wildlife Habitat: N/A
Designated Heritage Building/Site: On heritage building site (already applied)

5. Is the property within Source Water Protection Zone?

No Yes: IPZ Level _____

Official Plan and Zoning Information

1. What is the current Official Plan designation of property? Central Area District

2. What is the current Zoning of the property? C1 General Commercial

3. What is the nature and extent of the relief requested from the Zoning By-law?

Looking for an encroachment into the rear yard setback. The rear yard setback is required to be 6m, we are proposing 1.5m.

4. What are the existing uses of the subject land and how long have they continued?

The existing uses where mercantile (ground floor) and office space (second floor) that have continued for 25+ years

5. What is the proposed use of the property? Mercantile (ground floor) & Apartment (second floor)

6. What are the reasons why the proposed use cannot comply with the provisions of the Zoning By-law? It is an existing building where we are changing the second floor from group D (Business Office Space) to C (Residential Apartment) occupancy

Building/Structure and Servicing Information

1. Are there any existing buildings or structures on the subject land? Yes No

If yes, please provide the following information for each building or structure (use metric measurements). If more than one, please attach a separate sheet with the following information.

Type: Mercantile & Apartment

Front Lot Line Setbacks: 1.1 m Rear Lot Line Setbacks: 1.5 m

Side Lot Line Setbacks (both sides): 15.9 m (EXT) / 0.2 m (INT)

Height: 10.1 m Dimensions/Floor Area: 16.9 m x 18.7 m / 373.8 sqm

Date the existing buildings or structure were constructed on the subject land:
150 +/- years

2. Are there any proposed buildings or structures to be erected on the subject land?

Yes No

If yes, please provide the following information for each building or structure (use metric measurements). If more than one, please attach a separate sheet with the following information.

Type: _____

Front Lot Line Setbacks: _____ Rear Lot Line Setbacks: _____

Side Lot Line Setbacks (both sides): _____

Height: _____ Dimensions/Floor Area: _____

Proposed date of construction: _____ Additional Parking spaces: _____

3. Is access to the subject land to be/or is currently provided by:

- Municipal Road (please circle if it is maintained either seasonally or year round)
 Private Road/Lane
 County Road
 Other (describe): _____

4. Type of Water Supply to Subject Lands:

- Publicly owned and operated piped water system
 Privately owned and operated piped water system
 Privately owned and operated individual well
 Communal well
 Lake or other water body: _____
 Other Source: _____

5. Type of sewage Disposal System Servicing Subject Lands:

- Publicly owned and operated sewage disposal system
- Privately owned and operated septic system
- Communal septic system
- Other means: _____

6. Provision of Storm Drainage:

- Piped Municipal Storm Sewers
- Ditches
- Swales
- Other means: _____

7. Other Services and Utilities Available:

- Electricity
- Natural Gas
- School Bussing
- Garbage Collection
- Other: _____

Other Planning Applications

1. Has the site ever been the subject/or currently is the subject of an application under the *Planning Act* for:

- | | |
|--|--|
| <input type="checkbox"/> Official Plan Amendment | <input type="checkbox"/> Zoning By-law Amendment |
| <input type="checkbox"/> Plan of Subdivision | <input type="checkbox"/> Consent |
| <input type="checkbox"/> Minor Variance | <input type="checkbox"/> Other: _____ |

If yes to any of the above, please complete the below chart (if more than two, please attach a separate sheet with application information)

File Number: _____

Name of Approval Authority Considering Application: _____

Land Affected by Application: _____

Purpose: _____

Status: _____

Effect on requested amendment: _____

2. Has any property within 120 meters of the subject land been subject to any application under the *Planning Act* for:

- | | |
|--|--|
| <input type="checkbox"/> Official Plan Amendment | <input type="checkbox"/> Zoning By-law Amendment |
| <input type="checkbox"/> Plan of Subdivision | <input type="checkbox"/> Consent |
| <input type="checkbox"/> Minor Variance | <input type="checkbox"/> Other: _____ |

If yes to any of the above, please complete the below chart (if more than two, please attach a separate sheet with application information)

File Number: _____
Name of Approval Authority Considering Application: _____
Land Affected by Application: _____
Purpose: _____
Status: _____
Effect on requested amendment: _____

3. Is this application a re-submission Yes No
(If yes, describe how the application has been changed from the original)

4. Identify if the land has ever been subject of a Minister's Zoning Order, if known, give the Ontario Regulation Number of that order: _____

Required Sketch Information

The following information must be included in the required sketch to be submitted with your complete application.

(Please check to confirm this information has been included on your sketch)

- Boundaries, dimensions and area of the subject property
- Location, size and type of all existing and proposed buildings and structure on the subject land, indicating the distance of the buildings or structures from the front yard lot line, rear yard lot line, and side yard lot lines

- Approximate location of all natural and artificial features on the subject land and on adjacent land including: buildings, railways, roads, watercourses, drainage ditches, banks of rivers or streams, wetlands, floodplains, wooded areas, wells and septic systems, and any such features which in the applicants opinion may affect the application
- Current uses on the land adjacent to the subject land
- Location, width and name of any roads within or abutting the subject land, indicating whether it is a public traveled road, unopened road allowance, a private road or a right-of-way including any parking and docking facilities
- Location and nature of any easements affecting the subject land

Required Studies

This application form must be accompanied by all the submission requirements in order to be considered a complete application. Incomplete applications will not be processed until all information is provided. A pre-consultation meeting with Planning and Development staff is required PRIOR to submission of this application.

Notice to Applicant

Subject to an initial application review, the Town of Perth may accept and declare this application complete on the basis that the required application fee and any required deposit has been paid. However, the applicant hereby acknowledges that the application will cease to be complete in the event that the Town's costs for processing the application exceed the initial application fee or exceed 75% of the value of any required processing deposit and in such circumstances the processing of the application will be suspended until the funds necessary to pay outstanding costs and the initial application fee or the initial deposit, as applicable have been reinstated.